

CITY OF **LACANADA FLINTRIDGE**

**PLANNING COMMISSION
REGULAR MEETING NOTICE AND AGENDA 14-15 (AMENDED)**

6:00 P.M.

Tuesday, September 9, 2014

City Hall Council Chambers

1327 Foothill Boulevard

I. CALL TO ORDER

II. ROLL: Chairman Walker, Vice Chairman Jain, Commissioners Gunter, McConnell and Smith

III. PLEDGE OF ALLEGIANCE

IV. COMMENTS FROM THE PUBLIC: At this time, members of the audience may address the Commission regarding matters that are not on the agenda or matters that are on the Consent Calendar.

V. REORDERING OF THE AGENDA

VI. CONSENT CALENDAR

- A. **Minutes:** May 13, 2014
- B. **Minutes:** May 27, 2014
- C. **Minutes:** July 22, 2014

VII. CONTINUED PUBLIC HEARINGS

VIII. PUBLIC HEARINGS

- A. [Conditional Use Permit 494/Categorical Exemption; Um/Lim; 1004 Foothill Boulevard:](#) Request to allow continued alcohol sales in conjunction with restaurant remodel and expansion. A new bar area and covered patio comprising approximately 1,600 sq. ft. would be added to the restaurant. The restaurant does not have a current CUP for the sale of alcohol as required in the Mixed-Use 2 zone of the Downtown Village Specific Plan (DVSP). Thus, expansion as proposed necessitates CUP review and approval. Existing onsite parking would be reduced from 57 spaces to 52 spaces in order to accommodate the expansion and parking lot stall and landscape improvements. Staff is recommending approval of a Categorical Exemption for this project. (Planner Gjolme)
- B. [Modification 14-15/Categorical Exemption; Ward/Haynes; 942 Descanso Drive:](#) Request to construct a 580-square foot (total) outdoor patio addition. The proposed addition would encroach 9'-10" into the required 10'-0" southwest side setback. Staff is recommending approval of a Categorical Exemption for this project. (Assistant Planner Parinas)

IX. OTHER BUSINESS:

- A. **Building & Safety Verification:** Discussion regarding in-field validation of building setbacks, heights, drainage, conditions of approval, etc. by building inspectors.

X. REPORT OF DIRECTOR'S REVIEWS

- A. **DM 14-17 (roof equip.); Gilmore; 204 Mariners View:** Approved installation of new condenser units on the 1st-floor roof of a new single story addition of an existing 2-story residence. According to the project plans, the condenser unit would be located at the east side-yard of the lot on top of a single story addition currently under construction. The addition complies with the minimum side-yard setback requirements and provides adequate distance for screening of the condenser unit atop. The roof equipment will not be visible from the street as it is concealed by the main residence and existing mature landscaping.
- B. **DM 14-19 (SB); Abramian; 4544 Palm Drive:** Approved a 4'-0" encroachment into the required 11'-0" side-yard setback (7'-0" from the north property line). The project is outside of the required 15-foot rear-yard setback. The proposed addition does not encroach further into the side setback than the existing structure to which the addition will be attached.
- C. **DM 14-22 (SB); Gans; 4349 Cobblestone Lane:** Approved a 3'-11" sideyard encroachment to allow 857 sq. ft. of new addition to an existing single-story residence. The new addition does not encroach further into the side-yard setbacks than the existing structure to which it will be attached.
- D. **DM 14-24 (SB); Schumacher; 172 Starlight Crest Drive:** Approved an encroachment of 1'-3" into the required 7'-6" side-yard setback located 6'-3" from the north property line. The proposed addition does not encroach further into the side setback than the existing structure to which the addition is to be attached.
- E. **DM 14-28 (SB); Mester; 846 Wiladonda Drive:** Approved a deck encroachment of 4'-6" into the required 9'-6" side-yard setback, that is in-line with the existing structure which is also at 5-feet from the east property line.
- F. **DM 14-29 (SB); Munoor; 2316 Pickens Canyon Road:** Approved an addition that will be located 5'-11" from the north property line, encroaching 7-inches into the required 6'-6" north side-yard setback.
- G. **HDP 14-17 (Dir.) (Amend.); Szebelledy; 5702 Catherwood Drive:** Approved an amendment for a newly proposed 30-inch tall retaining wall to be constructed around the pool equipment. The location of the pool equipment and the pool will remain unchanged from the original approval.
- H. **HDP 14-29 (Dir.); Chandramohan; 1946 Lamp Post Lane:** Approved the

legalization and repair of a retaining wall with a wrought iron fence atop, located along the rear property line. The retaining wall has a height of 2'-0" at its highest with the wrought iron fence atop not exceeding 6'-0" in total height. The fence spans 142'-5".

- I. **HDP 13-56 (Amend) & SFR 14-31 (Dir.); Dabbah/Temianka; 3870 Chevy Chase Drive:** Approved removal of an existing dormer at the second-floor level within the rear of the residence. The removal alleviates a sloping ceiling which prevents the full use of the second-floor bathroom. There will be no additional floor area as a result of this change; however, due to an interior height increase, 70 cubic feet of volume space is added requiring the Second Floor Review as part of this amendment.

XI. COMMENTS FROM THE COMMISSIONERS

XII. COMMENTS FROM THE DIRECTOR

XIII. ADJOURNMENT

I hereby certify that this agenda was posted in a location accessible to the public at 1327 Foothill Boulevard, at least 72 hours prior to the regular meeting, in accordance with Government Code Section 54945.2



Fred Buss ~ Senior Planner ~ Community Development Department

Project applications, project drawings and other materials related to items on this agenda are available for public inspection in the Planning Dept., Monday through Thursday from 7:00 a.m. to 5:00 p.m., and from 8:00 a.m. to 5:00 p.m. on Fridays, except City holidays. Staff Reports are available on the Friday before the meeting. Any decision of the Planning Commission may be appealed to the City Council by any interested person by filing a letter of appeal with the City Clerk and paying an appeal fee of one-half of the applicant's fee plus the applicable Notice Fee. The appeal must be filed within 15 days after the decision is rendered. The date of the decision is the date the associated resolution is adopted by the Planning Commission.